

**MINUTES
CITY PLANNING COMMISSION
MARCH 14, 2006**

1. CALL TO ORDER – Schoeppner called the meeting to order at 7:00 p.m.

2. ROLL CALL

Members Present: Bragg, Cleaveland, Gronstal, Hartman, Johns, Milford, Ozaydin, Schoeppner, VanHouten and White

Absent: Carlon

Staff: Brown, Malmquist and Wade

3. ADOPTION OF AGENDA

Motion by Milford, second by Cleaveland to adopt the agenda as printed. Motion carried by unanimous voice vote.

4. APPROVAL – MINUTES OF THE FEBRUARY 14, 2006 MEETING

Motion by Cleaveland, second by Bragg to approve the minutes as written. Motion carried by unanimous voice vote.

5. PROOF OF PUBLICATION – Brown

6. REVIEW OF MEETING PROCEDURES – Schoeppner

7. PUBLIC HEARINGS

A. CASE #PC-06-001: Public hearing on the request of Country Inn & Suites for an amendment to the development plan for Hotel Plaza at the MAC Subdivision relative to signage. Location: 17 Arena Way.

Gary Friedenbach, 1718 Hillcrest Drive, Bellevue, NE 68005, representing Brent Associates, LLC stated that more signage is needed to better guide customers to their location. He said that initially it was believed that much of their business would be coming from events held at the MidAmerica Center. He said that not as much business had been received as a direct result of events at the attached convention center. Additional signage is necessary to direct drivers off the interstate to the location. He referenced guest surveys taken between March-May 2005 and November-December 2005 that suggested they found the hotel difficult to find. He said the addition of signage will increase visibility from 23rd Avenue and Bass Pro Drive.

PLANNING COMMISSION ACTION

Motion by Hartman, second by Cleaveland, to recommend amending the planned commercial development plan for Lot 2, Hotel Plaza at the M.A. C. Subdivision as adopted by Resolution No. 02-278 on September 23, 2002 and amended by Resolution No. 03-171 on July 28, 2003, by approving additional signs #1-#4 as shown on the attachments. VOTE: AYE – Bragg, Cleaveland, Gronstal, Hartman, Johns, Milford, Ozaydin, Schoeppner, VanHouten and White. NAY – None. ABSTAIN –None. ABSENT - Carlon. Motion carried.

B. CASE #SAV-06-001: Public hearing on the request of Broadway United Methodist Church to vacate that portion of Stutsman Street right-of-way lying between Block 1 and Block 2, Stutsman's First Addition. Location: Stutsman Street between Broadway and Pierce Street.

Milford announced he would abstain.

Glen Grove, 15279 Pinecrest Drive, Council Bluffs, IA 51503, said that currently people park along West Broadway and need to walk along rows of parked cars. He said the current situation is a safety concern and they would like the street vacated so that it could be transformed into a parking lot. He said that they would give back the property that they had encroached into. He said that they were aware of the visibility issues around the

property and wanted to work with the city to resolve the issues. Grove submitted a letter of support from Craig Scott the owner of Taco Johns.

John Jorgensen, HGM Associates, showed a conceptual plan for the parking lot. He said that the parking lot surfacing would be extended over the street. He said that closure of the street should not negatively impact traffic flow. He stated that the City could take the opportunity to improve the intersection. He said that the major utilities were not located throughout the right-of-way. He said that landscaping and berms would be incorporated into the design.

Cleaveland said that many of his concerns had been addressed by adding landscaping and green space. He added that he had original concerns about the impact it may have to Taco John's, but considering the owner was supportive, the issue was resolved.

Ozaydin asked if the existing street would be leveled off the same height as the adjacent parking area. Grove said yes.

Gronstal asked if Scott owned the land. Jorgensen said yes.

Carl Heinrich, 816 Birchwood Circle, Council Bluffs, IA, 51503, said that closing the street made good sense. He said it is safety issue.

Rick Perkins, 148 Morningside Avenue, Council Bluffs, IA, 51503, said that closing the street is a safety issue. He said that there are activities at the church every day and evening. He said the number of activities are expected to continue to grow, as the membership has grown significantly and is now at 1002 members. He said many have to park along Broadway right now.

Bill Smits, 108 Eagle Ridge Circle, Council Bluffs, IA 51503, said that the church is trying to remain in the inner city. He said many area churches are leaving the inner city to go to places on the east side of town. He said that times have changed and that many of the affluent members have moved out of the City. He said that safe parking is necessary in order for those members to continue attending services as the church. He said they want to continue to invest in the downtown in a time when other churches are leaving.

Virgil Groves, 136 Nicholas Street, Council Bluffs, IA 51503, said that there are three services on Sunday and plans to add a Spanish speaking service. He said there are a number of children's activities at the church. He said that the Spanish are not congregated in one area of town as they are in south Omaha and they will come to services downtown.

Cleaveland said he was surprised to see the City recommendation in comparison to the CB 21 Plan. He said he had some initial concerns, but that HGM had addressed them.

PLANNING COMMISSION ACTION

Motion by Cleaveland, second by VanHouten, to recommend vacating that part of Stutsman Street right-of way abutting Block 1 and Block 2, Stutsman's First Addition.

VOTE: AYE – Bragg, Cleaveland, Gronstal, Hartman, Johns, Ozaydin, Schoeppner, VanHouten and White. NAY – None. ABSTAIN - Milford. ABSENT - Carlon. Motion carried.

C. CASE #ZC-06-003: Public hearing on the request of Bethany Lutheran Home to rezone the east 114' of Lots 10 and 11, Auditor's Subdivision of the NW1/4 SW1/4 of Section 19-75-43 from R-1/Single Family Residential to R-3/Low Density Multi-family Residential. Location: 231 Elliott Street.

Michael Van Sickle, 24148 Sumac Road, Neola, IA 51559, said that Bethany Lutheran Home purchased the house a few years with the intention of starting a day care facility. The property was not able to accommodate a care facility. The current plan is to construct a storage and maintenance building.

PLANNING COMMISSION ACTION

Motion by VanHouten, second by Bragg, to recommend rezoning the east 114' of Lots 10 and 11, Auditor's Subdivision of the NW1/4 SW1/4 of Section 19-75-43 from R-1/Single Family Residential to R-3/Low Density Multi-Family Residential District.

VOTE: AYE – Bragg, Cleaveland, Gronstal, Hartman, Johns, Milford, Ozaydin, Schoeppner, VanHouten and White. NAY – None. ABSTAIN- None. ABSENT - Carlon. Motion carried.

9. OTHER BUSINESS

A. City Council update - Malmquist said that Bethany Lutheran Home's request for a rezoning was combined with a request to expand the conditional use permit. The proposed rezoning in Chicory Ridge was passed to third consideration. She said that two final plats for the Seven at Fox Run Landing and Roth's Hillside Second Addition were approved.

Malmquist said that Bragg was reappointed. She said that Hartman asked not to be reappointed and that Gronstal resigned because he is moving outside of the City.

B. Selection of the Nominating Committee – Chair. Schoeppner appointed VanHouten, Carlon and Cleaveland to the nominating committee.

C. Other Items of Interest- VanHouten invited everyone to the annual St. Patrick's Day lunch at NP Dodge Real Estate.

10. ADJOURNMENT – Schoeppner adjourned the meeting at 7:30 p.m.